

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		RUSSELL PL, ARLINGTON

OWNERSHIP

OWNERSHIP			Unit #:	
Owner 1:	CHIAMPO MATTEO & ASHLEY CROSS		Prim	
Owner 2:			Prim	
Owner 3:			Prim	
Street 1:	20 INDIA ST			
Street 2:				
Twn/City:	NANTUCKET			
St/Prov:	MA	Cntry	Own Occ:	N
Postal:	02554	Type:		

PREVIOUS OWNER

Owner 1:	RUSSELL PLACE DEV -		
Owner 2:	-		
Street 1:	394 LOWELL ST SUITE 16		
Twn/City:	LEXINGTON		
St/Prov:	MA	Cntry	
Postal:	02420		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2004, having primarily Clapboard Exterior and 2092 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO		Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

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2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	830,400			830,400
Total Card	0.000	830,400			830,400
Total Parcel	0.000	830,400			830,400
Source: Market Adj Cost	Total Value per SQ unit /Card:		396.94	/Parcel: 396.94	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	830,400	0	.		830,400		Year end	12/23/2021
2021	102	FV	816,000	0	.		816,000		Year End Roll	12/10/2020
2020	102	FV	801,600	0	.		801,600	801,600	Year End Roll	12/18/2019
2019	102	FV	755,500	0	.		755,500	755,500	Year End Roll	1/3/2019
2018	102	FV	687,900	0	.		687,900	687,900	Year End Roll	12/20/2017
2017	102	FV	617,500	0	.		617,500	617,500	Year End Roll	1/3/2017
2016	102	FV	617,500	0	.		617,500	617,500	Year End	1/4/2016
2015	102	FV	592,000	0	.		592,000	592,000	Year End Roll	12/11/2014

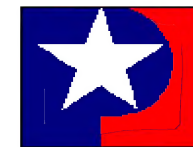
SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

[illegible]VERIFICATION OF VISIT NOT DATA _____/_____/_____

Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	34812
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

APPRAISED:

830,400

830,400

USE VALUE:

830,400

830,400

ASSESSED:

830,400

830,400

Type:	8 - Condo TnHs.		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	1 - Wood Shingl	20%	
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	SALMON		
View / Desir:			

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

GENERAL INFORMATION

Grade: B- - Good (-)	
Year Blt: 2004	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicdt: G5	Fact: .
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES			
Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	3.437999964
Name:	

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs: 6		BRs: 3			Baths: 2			HB: 1			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet		50 %
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Corn Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	VG - Very Good	4.5 %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	4.5 %

CALC SUMMARY

Basic \$ / SQ:	250.00
Size Adj.:	0.78680688
Const Adj.:	1.04469740
Adj \$ / SQ:	205.494
Other Features:	65732
Grade Factor:	1.21
NBHD Inf:	1.45000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	869574
Depreciation:	39131
Depreciated Total:	830444

REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,092	205.490	429,893
Net Sketched Area:		2,092	Total:	429,893
Size Ad	2092 Gross Area	2092	FinArea	2092

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
03						
03						
02						

IMAGE

